

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - SE/S Old Georgetown Road, 2500' SW of Wilson Avenue (3600 Old Georgetown Road) 13th Election District 1st Councilmanic District

\* BEFORE THE \* DEPUTY ZONING COMMISSIONER \* OF BALTIMORE COUNTY \* Case No. 92-259-SPHA

Peter & John Radio Fellowship Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment and modification of the previously approved site plans in Case Nos. 91-397-SPH, 91-286-SPHA, 88-204-SPH, 84-131-SPHA and 5767-XA, to permit the location of a proposed satellite dish field area on the subject property, and variances from Sections 102.2, 250.1, 250.2 and 250.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: to permit the yard space of one use, structure or building to be considered as part of the yard space for another use, structure or building; to permit a minimum distance of 9 feet between the proposed satellite dish field envelope area and the side yard property line in lieu of the maximum required sum of 80 feet; a minimum distance of 2.5 feet between the proposed satellite dishes to be constructed and between the proposed dishes and existing dishes all within the proposed satellite dish field envelope area in lieu of the required distance of 100 feet; and to permit a minimum distance of 7 feet between the proposed satellite dish field envelope area and existing buildings and structures in lieu of the maximum required sum of 80 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Peter Allan, appeared, testified and was represented by Douglas L. Burgess, Esquire. Also appearing on behalf of

the Petitioners was Mark Robel, Registered Property Line Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 3600 Old Georgetown Road, consists of 1.594 acres more or less zoned M.L.R.-I.M. and is improved with a one-story radio station building, two one-story modular accessory buildings, and seven (7) satellite dishes and related accessory structures. Said property was the subject of several prior zoning cases in which special hearings and variances have been granted for a radio station, which has existed on the property since 1963, and to establish telecommunication towers on the site for both Cellular One and Bell Atlantic. Testimony indicated Petitioners purchased the subject property in 1971 and established the current Christian radio station known as WRBS. Petitioners are now requesting an amendment and modification to the previously approved site plans to permit an addition to the existing radio station building and the placement of 19 additional satellite dishes in accordance with that depicted on Petitioner's Exhibit 1. Testimony indicated that the "satellite dish field" is necessary in order to keep up with the growing transmission of information from the various radio programs they receive. Further testimony indicated that the requested variances will permit the proposed location for the "field" which will provide the best possible reception without requiring the removal of any trees. Petitioner argued that the proposed modifications will not result in any detriment to the health, safety or general welfare of the surrounding uses and will meet all other special exception requirements.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It

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ORDER RECEIVED FOR FILING  
Date 3/23/92  
By [Signature]

has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25<sup>th</sup> day of February, 1992 that the Petition for Special Hearing to approve an amendment and modification of the previously

- 3 -

ORDER RECEIVED FOR FILING  
Date 3/23/92  
By [Signature]

approved site plans in Case Nos. 91-397-SPH, 91-286-SPHA, 88-204-SPH, 84-131-SPHA and 5767-XA, to permit the location of a proposed satellite dish field area on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variances from Sections 102.2, 250.1, 250.2 and 250.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: to permit the yard space of one use, structure or building to be considered as part of the yard space for another use, structure or building; to permit a minimum distance of 9 feet between the proposed satellite dish field envelope area and the side yard property line in lieu of the maximum required sum of 80 feet; a minimum distance of 2.5 feet between the proposed satellite dishes to be constructed and between the proposed dishes and existing dishes all within the proposed satellite dish field envelope area in lieu of the required distance of 100 feet; and to permit a minimum distance of 7 feet between the proposed satellite dish field envelope area and existing buildings and structures in lieu of the maximum required sum of 80 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

TMK:bjs

- 4 -

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 3/23/92  
By [Signature]

#### PETITION FOR SPECIAL HEARING 92-259-SPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment and modification of the site plan in case nos. 91-397-SPH, 91-286-SPHA, 88-204-SPH, 84-131-SPHA and 5767XA to permit the location of a proposed satellite dish field area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-7800

Direct Dial/Voice Mail 823-7857

Legal Owner(s):

Peter & John Radio Fellowship, Inc.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City and State

Phone No.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Douglas L. Burgess

210 West Pennsylvania Avenue

Towson, Maryland 21204

City and State

Address

City and State

Phone No.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Towson, Maryland 21204

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Towson, Maryland 21204

City and State

Address

Vitti, Robel & Associates, Inc.  
Engineering & Surveying  
1717 York Road, Suite 2B  
Lutherville, Maryland 21093  
252-4552

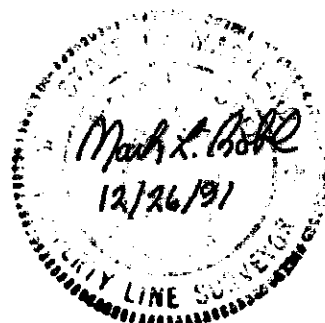
ZONING DESCRIPTION  
TAX MAP PARCEL 154  
PETER AND JOHN FELLOWSHIP, INC.  
3600 OLD GEORGETOWN ROAD  
13TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the southeasterly side of Georgetown Road, said point being distant in a southwesterly direction 2500 feet ± from a point of intersection formed by the center of Georgetown Road and Wilson Avenue; thence departing the aforesaid Georgetown Road for the six following courses and distances with meridian references to true north based on a solar observation taken on July 10, 1990 by Kidde Consultants, Inc:

- (1) South 26 Degrees 37 Minutes 43 Seconds West, 350.19 feet;
- (2) North 47 Degrees 01 Minutes 20 Seconds West, 179.22 feet;
- (3) North 2 Degrees 24 Minutes 43 Seconds East, 15.79 feet;
- (4) North 18 Degrees 15 Minutes 25 Seconds East, 147.70 feet;
- (5) North 14 Degrees 10 Minutes 26 Seconds East, 193.23 feet;
- (6) South 51 Degrees 28 Minutes 12 Seconds East, 244.28 feet to the beginning hereof.

Containing 1.594 acres of land, more or less.

Being the same parcel of ground which by deed dated May 7, 1971 and recorded among the Land Records of Baltimore County, Maryland was granted and conveyed by the Brinsfield Broadcasting Company to Peter and John Radio Fellowship, Inc.



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Town, Maryland

District: 13th Date of Posting: 1/1/92  
Posted for: Special Hearing & Variance  
Petitioner: Peter & John Radio Fellowship, Inc.  
Location of property: 3600 Old Georgetown Road, 2500 SW Wilson Ave.  
Location of Signs: Facing Georgetown Road, at drive way location to  
Rd 25 S. Wilson Ave.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 1/29/92  
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/16, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/16, 1992.

THE JEFFERSONIAN.

S. Zate Orlan

Publisher

\$105.35  
+ \$50  
\$155.35

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the ARBUTUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/16, 1992.

ARBUTUS TIMES

S. Zate Orlan

Publisher

\$105.35

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 12/31/91  
Account: R-001-6150  
Number: H9200273

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$175.00
040 - SPECIAL HEARING (OTHER)	1 X	\$175.00
TOTAL:		\$350.00

LAST NAME OF OWNER: PETER, JOHN RADIO

Cashier Validation

Please Make Checks Payable To: Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 123086  
DATE: 12-26-91 ACCOUNT: R-001-6150  
AMOUNT: \$ 350.00  
RECEIVED: Douglas Burgess, Esq.  
FROM: Peter & John Radio Fellowship, Inc.  
FOR: App Fee Spec Hearing & Variance  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 124121  
DATE: 12-25-91 ACCOUNT: R-001-6150  
AMOUNT: \$ 155.35  
RECEIVED: 12-25-91  
FROM: 13th  
FOR: [Signature]  
VALIDATION OR SIGNATURE OF CASHIER

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 1-21-92

Peter and John Radio Fellowship, Inc.  
c/o Douglas L. Burgess, Esq.  
210 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: CASE NUMBER: 92-259-SPHA  
SE/S Old Georgetown Road, 2500' SW of Wilson Avenue  
3600 Old Georgetown Road  
13th Election District - 1st Councilmanic  
Petitioner(s): Peter & John Radio Fellowship, Inc.

Dear Petitioner(s):

Please be advised that \$155.35 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING STAMP & POST STAMP(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE STAMP & POST STAMP(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl Jahn

ADMINISTRATIVE  
DIRECTOR

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JAN 09 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-259-SPHA  
SE/S Old Georgetown Road, 2500' SW of Wilson Avenue  
3600 Old Georgetown Road  
13th Election District - 1st Councilmanic  
Petitioner(s): Peter & John Radio Fellowship, Inc.  
HEARING: WEDNESDAY, FEBRUARY 5, 1992 at 9:00 a.m.

Special Hearing to approve an amendment and modification to the site plan in Case Nos. 91-397-SPH, 91-286-SPH, 88-204-SPH, 84-131-SPH and 9767XA to permit the location of proposed satellite dish field area.

Variance to permit the yard space of one use, structure or building to be considered as part of the yard space for another use, structure or building and to permit a minimum distance of 9 feet between the proposed satellite dish field envelope area and the side yard property line in line of the maximum required distance of 80 feet; and a minimum distance of 2.5 feet between the proposed satellite dish field envelope area, and all in line of the maximum required distance of 7 feet between the proposed satellite dish field envelope area and existing buildings and structures in line of the maximum required sum of 80 feet.

Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Douglas L. Burgess, Esq.

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 27, 1992

Douglas L. Burgess, Esquire  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No. 273, Case No. 92-259-SPHA  
Petitioner: Peter & John Radio Fellowship  
Petition for Special Hearing and Variance

Dear Mr. Burgess:  
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: January 27, 1992 Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Oyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Your petition has been received and accepted for filing this  
3rd day of January, 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Hoff*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Peter & John Radio Fellowship, et al  
Petitioner's Attorney: Douglas L. Burgess

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 21, 1992  
Zoning Administration and  
Development Management  
FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning  
SUBJECT: Peter & John Radio Fellowship Property,  
Item No. 273

In reference to the Petitioners' request, the staff offers the  
following comment:

Should the applicant's request be granted, a landscape plan  
shall be filed with the deputy director of the Office of Planning and  
Zoning prior to the issuance of any building permits. Subsequent to  
plan approval, a copy of said plan should be made a part of the  
official file.

If there should be any further questions or if this office can  
provide additional information, please contact Jeffrey Long in the  
Office of Planning at 887-3211.

Report prepared by:

*Jeffrey Long*  
Jeffrey Long

GK/JL:rdn  
ITEM273/TXTROZ

781 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 887-4500

JANUARY 6, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: PETER AND JOHN RADIO FELLOWSHIP, INC.

Location: #3600 OLD GEORGETOWN ROAD

Item No.: 273 Zoning Agenda: JANUARY 7, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *James E. Hoff* Noted and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JP/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 16, 1992  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for January 7, 1992

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
items 258, 274, 272, 273 and 275.

For Case No. R-92-241 we have no comments.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

DEPARTMENT OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: January 19, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 7, 1992

ITEM NUMBER: 273

Old Georgetown Road should be at least 16 ft. wide from this site to  
Wilson Avenue.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lw

111 West Chesapeake Avenue  
Towson, MD 21204

January 21, 1992

(410) 887-3353

NOTICE OF POSTPONEMENT AND NEW HEARING DATE

CASE NUMBER: 92-259-SPHA  
LOCATION: 3600 Old Georgetown Road  
PETITIONER: Peter & John Radio Fellowship

Pursuant to the postponement request of Douglas L. Burgess, Esq.,  
attorney for the Petitioners, the hearing of the above matter will not  
go forward on February 5, 1992.

The hearing has been rescheduled and will be heard as follows:

TUESDAY, FEBRUARY 18, 1992 at 2:00 p.m.  
ROOM 118, OLD COURTHOUSE, 400 WASHINGTON AVENUE, TOWSON MD.

*Douglas L. Burgess*  
Zoning Commissioner  
Baltimore County, Maryland

cc: Douglas L. Burgess, Esq.

NEWTON A. WILLIAMS  
THOMAS J. REINER  
WILLIAM F. ENGLISH  
STEPHEN J. NOLAN  
ROBERT L. HANLEY, JR.  
ROBERT S. GLUSHAKOW  
STEPHEN M. SCHENNING  
DOUGLAS L. BURGESS  
ROBERT E. CARROLL, JR.  
LOUIS G. CLOSE, III  
E. BRUCE JONES  
GREGORY J. JONES  
\*ALSO ADMITTED IN D.C.  
\*ALSO ADMITTED IN NEW JERSEY

LAW OFFICES  
NOLAN, PLUMHOFF & WILLIAMS  
CHARTERED  
SUITE 700, COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5340  
(301) 823-7800  
TELEFAX (301) 296-2765

January 13, 1992

HAND DELIVERY

Arnold Jablon, Esquire  
Zoning Administration  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 92-259-SPHA  
Peter and John Radio Fellowship, Inc.

Dear Mr. Jablon:

Unfortunately, the recently set hearing date of February  
5, 1992 at 9:00 a.m. for the above-captioned matter conflicts  
with a previously set matter in the Circuit Court for Baltimore  
County, to wit, *Burgess v. Warner*.

Accordingly, if you would be so kind as to reset this  
date, it would be greatly appreciated.

There are no known protestants.

Very truly yours,

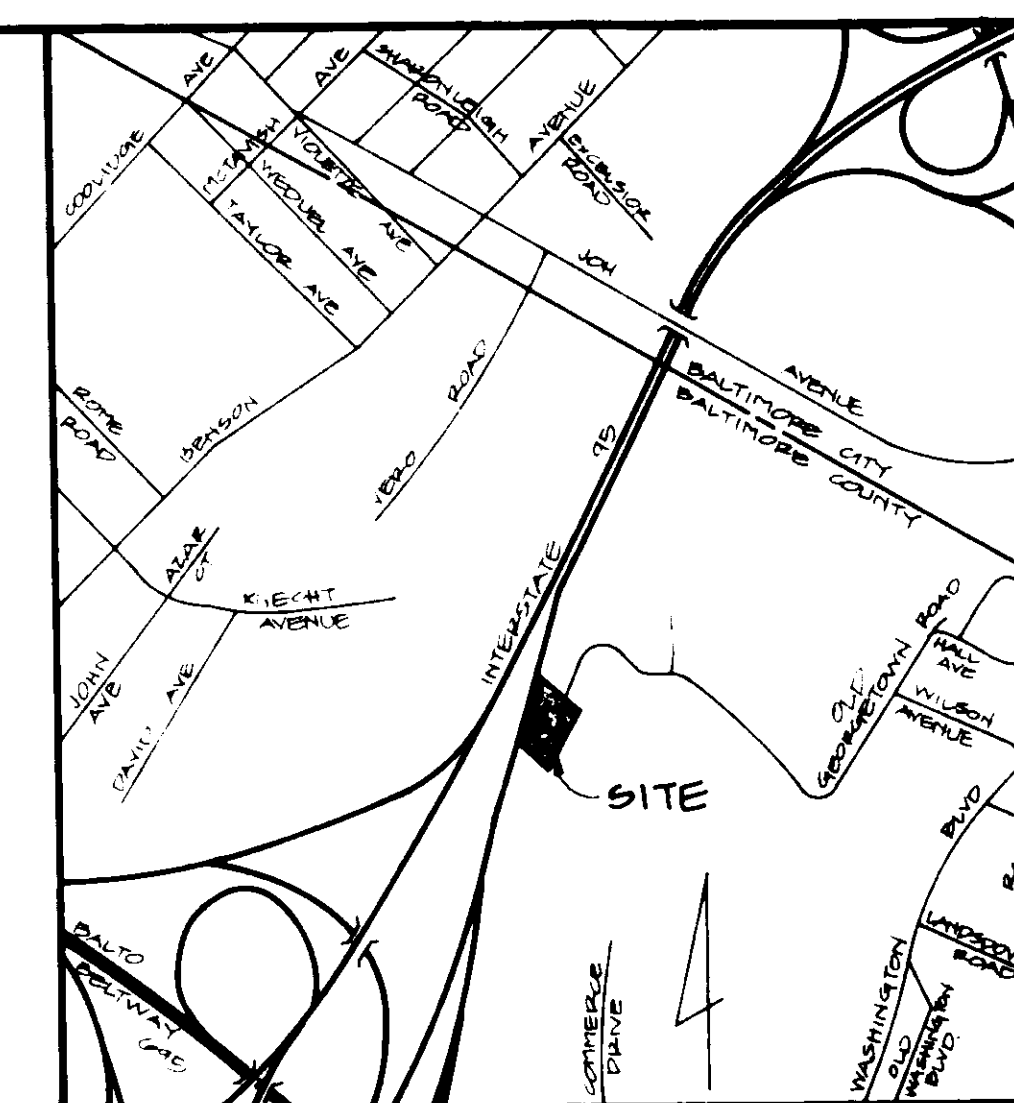
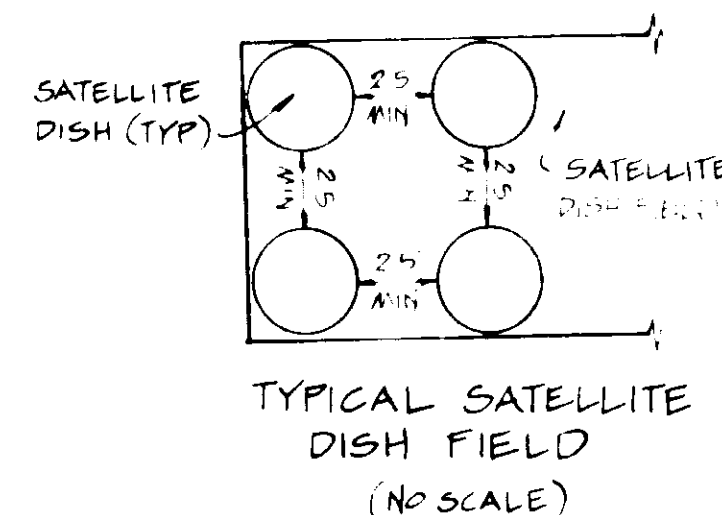
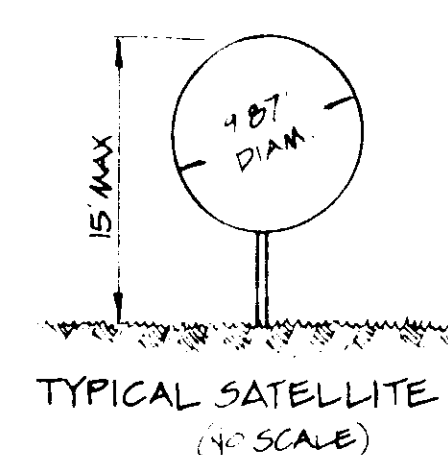
*Douglas L. Burgess*  
Douglas L. Burgess

DLB/caw

cc: Gwen, Zoning Scheduling

RECEIVED  
JAN 19 1992  
ZONING OFFICE

1. OWNER: PETER AND JOHN RABO  
FELLOWSHIP, INC. 518A "D"
2. TAX MAP 102, PARCEL 154, CURRENT  
ZONING: MLU - 11
3. BUILDING SETBACK LINES: FRONT - 40',  
SIDE - 30' WITH SUM OF SIDE YARDS NOT  
LESS THAN 80', REAR 40'
4. BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED  
BY:  
KIDDE CONSULTANTS, INC.  
12932 BALTIMORE AVENUE  
LAUREL MD 20707
5. HEIGHT OF EXISTING TOWERS ARE TAKEN  
FROM LAST ZONING CASE NO. 5707 VA AND  
ARE NO. 84.121 FT. HA



VICINITY MAP  
SCALE 1"=1000'

EXISTING TOWER

● CASE NO. 57-67 XA  
SPECIAL EXCEPTION TO PERMIT A RADIO TOWER  
GRANTED ON FEBRUARY 6, 1983

● CASE NO. 84-181-SPHA  
AN AMENDMENT AND MODIFICATION TO THE SITE  
PLAN AND ORDER IN SPECIAL EXCEPTION CASE NO.  
57-67 XA TO PERMIT A 515 FOOT RADIO TOWER AND  
VARIANCES GRANTED ON NOVEMBER 21, 1983  
SUBJECT TO THE FOLLOWING VARIANCES

1. USE OF STROBE LIGHTS BE LIMITED TO DAYTIME  
USE UNLESS OTHERWISE SPECIFICALLY  
REQUIRED BY FCC OR FAA RULES AND  
REGULATIONS
2. COMPLIANCE WITH THE REVISED COMMENTS,  
UPDATES BY THE DEPT OF PERMITS & LICENSES  
ALL STRUCTURES, PLUGS, TOWERS, GUY LINES,  
FACILITIES, ETC. SHALL BE ENCLOSED BY A  
SECURITY FENCE
3. AT SUCH TIME AS THE USE IS TERMINATED,  
THE TOWER SHALL BE REMOVED
4. EVERY 5 YEARS A CERTIFICATION BY A PRO-  
FESSIOANAL ENGINEER SHALL BE  
FILED WITH THE DEPT OF PERMITS & LICENSES  
INDICATING THAT BOTH TOWERS CONTINUE TO  
MEET ALL SAFETY REQUIREMENTS ANY  
UPGRADING OR MAINTENANCE REQUIRED TO  
COMPLY WITH ANY CHANGES IN THE SAFETY  
THEORET SHALL BE PERFORMED PRIOR TO THE  
FILING OF SUCH CERTIFICATION
5. APPROVAL OF THE ABOVEMENTIONED SITE PLAN BY  
THE "D DEPT OF TRANSPORTATION AND  
THE OFFICE OF PLANNING AND ZONING,  
COUNTY BOARD OF APPEALS ORDER DATED APRIL  
24, 1984. A FIRMED DEPUTY ZONING COMMISSIONERS  
ORDER

EXISTING SHEL

EXISTING SHEL

● CASE NO. 88-224-SPH  
AN AMENDMENT AND MODIFICATION TO THE SITE  
PLAN AND ORDER IN SPECIAL EXCEPTION CASE  
NO. 57-67 XA AND 84-181-SPHA TO PERMIT AN  
UNMANNED ACCESSORY EQUIPMENT BUILDING  
GRANTED ON DECEMBER 18, 1987 SUBJECT TO THE  
FOLLOWING RESTRICTIONS

THE RESTRICTIONS NUMBERED THROUGH G,  
ENUMERATED IN CASE 84-181 SPHA IN THE  
ORDER DATED NOVEMBER 21, 1983 ARE  
INCORPORATED HEREIN AND SHALL APPLY

● CASE NO. 91-397-SPH  
OFFICIAL MEETING TO APPROVE AN AMENDMENT AND MODI-  
FICATION TO A PREVIOUSLY APPROVED SITE PLAN  
FOR A PROPOSED ONE-STORY ADDITION.  
RESTRICTIONS - ALL PRIOR ZONING RESTRICTIONS  
INCORPORATED.

EXISTING STATION -  $3566 \text{ S.F.} \div 1000 = 3.57$   
 $3.57 \times 3.3 = 11.78 \text{ (12) SPACES}$

TOTAL NO. OF PARKING SPACES REQUIRED: 12  
TOTAL NO. OF PARKING SPACES PROVIDED: 15  
(14 REGULAR + 1 HANDICAPPED)

(PARKING REQUIREMENTS - 3.3 SPACES PER 1000 S.F.  
OF GROSS FLOOR AREA)

91-200-SPHA, 88-204 SPH, 84-131-SPHA, AND 5767XA TO PERMIT THE LOCATION OF A PROPOSED SATELLITE DISH FIELD AREA.

VARIANCE FROM SECTION 102.2, 2501, 2502 AND 2503 TO PERMIT THE YARD SPACE OF ONE USE, STRUCTURE OR BUILDING TO BE CONSIDERED AS PART OF THE YARD SPACE FOR ANOTHER USE, STRUCTURE OR BUILDING AND TO PERMIT A MINIMUM DISTANCE OF 9' BETWEEN THE PROPOSED SATELLITE DISH FIELD ENVELOPE AREA AND THE SIDE YARD PROPERTY LINE IN LIEU OF THE MAXIMUM REQUIRED SUM OF 80'; AND A MINIMUM DISTANCE OF 2.5' BETWEEN THE PROPOSED SATELLITE DISHES TO BE CONSTRUCTED AND BETWEEN THE PROPOSED DISHES AND EXISTING DISHES ALL WITHIN THE PROPOSED SATELLITE DISH FIELD ENVELOPE AREA, AND ALL IN LIEU OF THE MAXIMUM REQUIRED DISTANCE OF 100'; AND TO PERMIT A MINIMUM DISTANCE OF 7' BETWEEN THE PROPOSED SATELLITE DISH FIELD ENVELOPE AREA AND EXISTING BUILDINGS AND STRUCTURES IN LIEU OF THE MAXIMUM REQUIRED SUM OF 80'

1. CASE NO. 91-2014-SPH1A  
 A. SPECIAL HEARING #1: SPECIAL HEARING FOR AN AMENDMENT AND MODIFICATION TO THE SITE PLAN AND ORDER IN SPECIAL EXCEPTION CASE NO. 27677XA. CASE NO. 94-131A: SPH1A AND CASE NO. 28-1204-SPH1A TO PERMIT AN UNLIMNED ACCESSORY EQUIPMENT BUILDING  
 B. VARIANCE FROM BOZB SECTIONS 102.2, 250.1, AND 250.3 TO PERMIT THE YARD SPACE OF ONE BUILDING TO BE CONSIDERED AS A PART OF THE YARD SPACE FOR ANOTHER BUILDING AND TO PERMIT A SETBACK OF 35 FEET BETWEEN THE REAR SIDE OF AN EXISTING BUILDING AND FRONT SIDE OF AN EXISTING BUILDING INSTEAD OF THE REQUIRED 80 FEET  
 C. VARIANCE FROM BOZB SECTIONS 102.2 AND 250.3 TO PERMIT THE YARD SPACE OF ONE BUILDING TO BE CONSIDERED AS PART OF THE YARD SPACE FOR ANOTHER BUILDING AND TO PERMIT A SETBACK OF 10 FEET BETWEEN THE REAR OF A PROPOSED BUILDING AND THE REAR OF AN EXISTING BUILDING INSTEAD OF THE REQUIRED 80 FEET  
 D. VARIANCE FROM BOZB SECTIONS 102.2 AND 250.2, TO PERMIT THE YARD SPACE OF ONE USE TO BE CONSIDERED AS PART OF THE YARD SPACE FOR ANOTHER USE AND TO PERMIT A MINIMUM DISTANCE

OF 20 FEET BETWEEN THE EXISTING  
SATELLITE DISHES INSTEAD OF THE  
REQUIRED 80 FEET AND A MINIMUM  
SETBACK OF 9 FEET FROM THE EXISTING  
SATELLITE DISHES TO THE PROPERTY  
LINE INSTEAD OF THE REQUIRED 80  
FEET AND A MINIMUM SETBACK OF  
6 FEET BETWEEN THE EX SATELLITE  
DISHES AND THE BUILDINGS INSTEAD  
OF THE REQUIRED 80 FEET

SCALE 1"=20'  
3<sup>RD</sup> ELECTION DISTRICT  
COUNCILMANIC DISTRICT 1

DECEMBER 26, 1991  
EXALTO COUNTY, MO

**PETITIONER'S  
EXHIBIT 1**

EXHIBIT 1  
92-259-SPHA # 273

VITTI, ROBEL & ASSOCIATES, INC.  
ENGINEERING & SURVEYING  
1717 YORK ROAD SUITE 2B LUTHERVILLE, MD 21092  
(301) 252-4892



1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
B.C. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*Del. T. V.*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200'±	LOCATION LANDSDOWNE	SHEET S.W. 4-C
DATE OF PHOTOGRAPHY JANUARY 1986		

92-259-SPHA #273